132.0	0002	0013.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,101,200	/	1,101,200
USE VALUE:	1,101,200	/	1,101,200
ASSESSED:	1,101,200	/	1,101,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLASSER MARK E/ETAL
Owner 2:	MCWEENY FRANCIS G
Owner 3:	
Street 1:	74 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,804 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1945, having primarily Stone Veneer Exterior and 1944 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13804.000	349,700	800	750,700	1,101,200
Total Card	0.317	349,700	800	750,700	1,101,200
Total Parcel	0.317	349,700	800	750,700	1,101,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 566.46 | /Parcel: 566.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	84946
GIS Ref	
GIS Ref	
Insp Date	05/19/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 132.0-0002-0013.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,500	800	13,804.	750,700	1,101,000	1,101,000	Year End Roll	12/18/2019
2019	101	FV	264,000	800	13,804.	792,400	1,057,200	1,057,200	Year End Roll	1/3/2019
2018	101	FV	266,100	0	13,804.	583,900	850,000	850,000	Year End Roll	12/20/2017
2017	101	FV	266,100	0	13,804.	558,900	825,000	825,000	Year End Roll	1/3/2017
2016	101	FV	266,100	0	13,804.	517,200	783,300	783,300	Year End	1/4/2016
2015	101	FV	259,700	0	13,804.	433,700	693,400	693,400	Year End Roll	12/11/2014
2014	101	FV	259,700	0	13,804.	423,700	683,400	683,400	Year End Roll	12/16/2013
2013	101	FV	259,700	0	13,804.	403,700	663,400	663,400		12/13/2012

!10305!

PRINT

Date	Time
12/11/20	00:37:45

LAST REV

Date	Time
06/13/18	13:15:58
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10305

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOVIGNON JACQUE	25976-219		1/17/1996		297,500	No	No		Y

USER DEFINED

Prior Id # 1:	84946
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/1998	785	Manual	10,500					REROOF
4/22/1996	134		21,400					REMODEL KITCHEN/BA

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2018	Meas/Inspect	HS	Hanne S
11/13/2008	Meas/Inspect	336	PATRIOT
5/6/2000	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/2/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13804		Sq. Ft.	Site		0	90.	0.60	10									750,708						750,700	

Total AC/HA:	0.31690	Total SF/SM:	13804	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	750,708	Spl Credit		Total:	750,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	16 - Stone Veneer		
Sec Wall:	1 - Wood Shingl	30	%
Roof Struct:	3 - Gambrel		
Roof Cover:	6 - Wood Shingle		
Color:	yellow		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19012344
Const Adj.:	1.06319368
Adj $ / SQ:	158.166
Other Features:	95500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	429558
Depreciation:	79898
Depreciated Total:	349660

COMMENTS

BMT 20X12.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

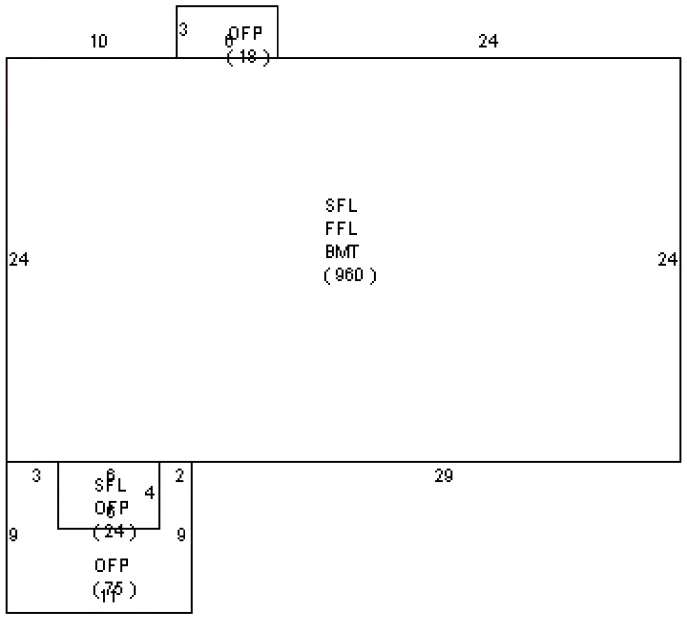
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	158.17
Special Features:	0	Val/Su Net:	137.62
Final Total:	349700	Val/Su SzAd	179.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	984	158.170	155,636
FFL	First Floor	960	158.170	151,840
BMT	Basement	480	47.450	22,776
OFP	Open Porch	117	32.540	3,807

Net Sketched Area:	2,541			Total:	334,059
Size Ad	1944	Gross Are	3021	FinArea	1944

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	50				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

132.0-0002-0013.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6 x 8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	11X20	A	AV	2010	3.95	T	7.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800